

AMENDMENT NO. 14 TO THE REDEVELOPMENT PLAN
FOR THE PLEASANT HILL COMMONS REDEVELOPMENT PROJECT
(Revised August 2008)

The Pleasant Hill Commons Redevelopment Plan originally adopted May 21, 1974, by Ordinance No. 330, and amended on October 7, 1974, by Ordinance No. 342; December 19, 1977, by Ordinance No. 394; June 5, 1978, by Ordinance No. 408; July 18, 1983, by Ordinance No. 517; December 15, 1986, by Ordinance No. 597; November 26, 1990, by Ordinance No. 654; December 19, 1994, by Ordinance No. 699; September 21, 1998, by Ordinance No. 730; November 16, 1998, by Ordinance No. 733; June 19, 2000, by Ordinance No. 748; September 17, 2001, by Ordinance No. 760; February 28, 2005, by Ordinance No. 794; and September 10, 2007, by Ordinance No. 822, is hereby further amended as follows:

1. The third paragraph of Section I is hereby revised to read as follows:

"This Plan is based upon an Amended Preliminary Plan adopted by the Planning Commission of the City of Pleasant Hill ("Planning Commission") by Resolution No. 14-99 on August 10, 1999, and a Preliminary Plan for Proposed Amendment No. 14 to the Plan adopted by the Planning Commission by Resolution No. 06-08 on February 26, 2008."

2. A new paragraph B of Section II is hereby added to read as follows:

"B. "Additional Added Area" means the area added in 2008, commonly known and referred to as the DVC Plaza Subarea, as delineated on page 2 of Exhibit A and described in Section III."

3. Existing paragraphs B through S of Section II are hereby re-lettered to paragraphs C through T accordingly, and any references in the Plan to same shall be re-lettered accordingly.

4. Existing paragraph M of Section II is hereby re-lettered and amended to read as follows:

"N. "Project Area" means the area included within the boundaries of the Pleasant Hill Commons Redevelopment Project, including the Existing Project Area, the Added Area and the Additional Added Area."

5. The following text is hereby added to the end of Section III:

"ADDITIONAL ADDED AREA (commonly known as the DVC Plaza Subarea)

All that real property situate in the City of Pleasant Hill, County of Contra Costa, State of California, being portions of Rancho Las Juntas and Rancho Monte Del Diablo within the following described boundary:

Beginning on the southerly line of College Way, at the intersection with the southerly prolongation of the westerly line of College Drive as shown on the map titled Tract 2051, recorded on the 27th day of October, 1954, in Book 56 of Maps

at Page 9 in the Office of the County Recorder, County of Contra Costa; thence, along said prolongation and said westerly line (56M9), Course 1. North 00° 21' 52" West 300.00 feet; thence, along a tangent curve concave to the southwest in a northerly and westerly direction, Course 2. having a radius of 20.00 feet, through a central angle of 90° 00' 00", an arc distance of 31.42 feet; to a point lying on the southerly line of Golf Club Road; thence, along said southerly line, Course 3. South 89° 39' 08" West, 1164.51 feet; thence, leaving said southerly line, Course 4. North 01° 04' 12" East 280.80 feet to a point lying on the southerly line of Lot 13 of Subdivision 3878, recorded on the 6th day of August, 1969, in Book 127 of Maps at Page 29, Office of the County Recorder, County of Contra Costa; thence, along said southerly line (127M29), Course 5. North 89° 39' 34" East, 19.99 feet, to the southeast corner of said Lot 13 (127M29); thence, along the easterly line of said Lot 13 (127M29) and a portion of the easterly line of Lot 12 (127M29), Course 6. North 01° 04' 14" East, 127.88 feet; thence, leaving said easterly lines (127M29) along the southwesterly prolongation of the northwesterly and westerly line, and along the northwesterly and westerly line of Old Quarry Road, as shown on the map of Subdivision 5654, recorded on the 29th day of September, 1980 in Book 246 of Maps at Page 8 in the Office of the County Recorder, Contra Costa County; thence, leaving said easterly lines (127M29), Course 7. North 33° 00' 00" East, 444.87 feet; thence, along a tangent curve concave to the northwest in a northeasterly and northerly direction, Course 8. having a radius of 570.00 feet, through a central angle of 41° 25' 12", an arc distance of 412.06 feet; thence, along a tangent curve concave to the southwest, in a westerly direction, Course 9. having a radius of 20.00 feet, through a central angle of 90° 10' 39" an arc distance of 31.48 feet, to a point lying on the southerly line of Chilpancingo Parkway (246M8); thence, along said southerly line (246M8), along a reverse curve concave to north, in a westerly direction, Course 10. having a radius of 2060.00 feet, through a central angle of 00° 06' 44" an arc distance of 4.03 feet; thence, leaving said southerly line (246M8), Course 11. North 07° 59' 07" West, 120.00 feet, to a point lying on the northerly line of Concord Ave. (also now known as Chilpancingo Parkway) as shown on that Parcel Map filed on the 9th day of March 1972 in Book 21 of Parcel Maps at Page 10 in the Office of the County Recorder, Contra Costa County; thence, along said northerly line (21PM10) and the prolongation thereof, in and easterly direction along a curve concave to the north the center of which bears North 07° 59' 07" west, in an easterly direction, Course 12. having a radius of 1940.00 feet, through a central angle of 11° 08' 51", an arc distance of 377.44 feet; thence, continuing along the northerly line of Chilpancingo Parkway and the prolongation thereof, Course 13. North 70° 52' 03" East, 742.32 feet; thence, along the northerly prolongation of, and along the easterly line of Contra Costa Blvd. as shown on that parcel map filed on the 11th day of June, 1968, in Book 4 of Parcel Maps at Page 2 in the Office of the County Recorder, Contra Costa County, Course 14. South 10° 05' 58" East, 400.10 feet; thence, along a curve concave to the southwest, the center of which bears South 72° 04' 11" West, in a southerly direction, Course 15. having a radius of 2050.00 feet, through a Central angle of 7° 52' 56", an arc distance of 282.02 feet; thence, Course 16. South 10° 02' 53" East, 14.50 feet; thence, along a curve concave to the northeast in a southerly and easterly direction, Course 17. having a radius of 20.00 feet, through a central angle of 87° 44' 18" an arc distance of 30.63 feet; thence, Course 18. North 82° 12' 49" East 4.19 feet; thence, Course 19. South 07° 47' 11" East, 33.00 feet;

"The provisions of this Section V.E. do not apply to the Added Area and Additional Added Area, as those areas are subject to the mandatory payments to taxing agencies as provided in Section 33607.5 of the Health and Safety Code."

10. Section V.H is hereby amended to add a paragraph at the end of subparagraph 2 to read as follows:

"As a result of the 2008 Amendment to the Plan, the Agency is authorized to undertake the following additional public improvements in the Additional Added Area, including the costs of acquisition, relocation, site preparation, design and construction:

- (a) parking lots and structures;
- (b) roadway improvements, as needed, to College Way, College Drive, Golf Club Road, Old Quarry Road, Chilpancingo Parkway, Contra Costa Boulevard and Cottonwood Drive;
- (c) sidewalks and other traffic improvements;
- (d) storm drainage, sewers, parks, plazas, bridges and landscaping improvements."

11. The first sentence of Section VI is hereby amended to read as follows:

"The permitted land uses of the Redevelopment Plan are consistent with and conform to the Pleasant Hill General Plan adopted by the City Council on March 22, 1982, as amended."

12. The sixth paragraph of Section VII.B is hereby amended to read as follows:

"The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Added Area or Additional Added Area of the Project beyond the following limits:

| | |
|-----------------------|----------------------------------------------------------------------------------------------|
| Added Area | July 5, 2020 |
| Additional Added Area | October __, 2028 (20 years from adoption of the Amendment adding the Additional Added Area)" |

13. The ninth paragraph of Section VII.B is hereby amended to read as follows:

"Except as specifically permitted herein, the Agency shall not pay indebtedness for or receive property taxes pursuant to Health and Safety Code Section 33670 from the Project beyond the following limits:

| | |
|---------------|--------------|
| Existing Area | May 21, 2027 |
| Added Area | July 5, 2046 |

Additional Added Area October ____, 2053 (45 years from
adoption of Amendment adding
Additional Added Area)"

14. Section X is hereby amended to read as follows:

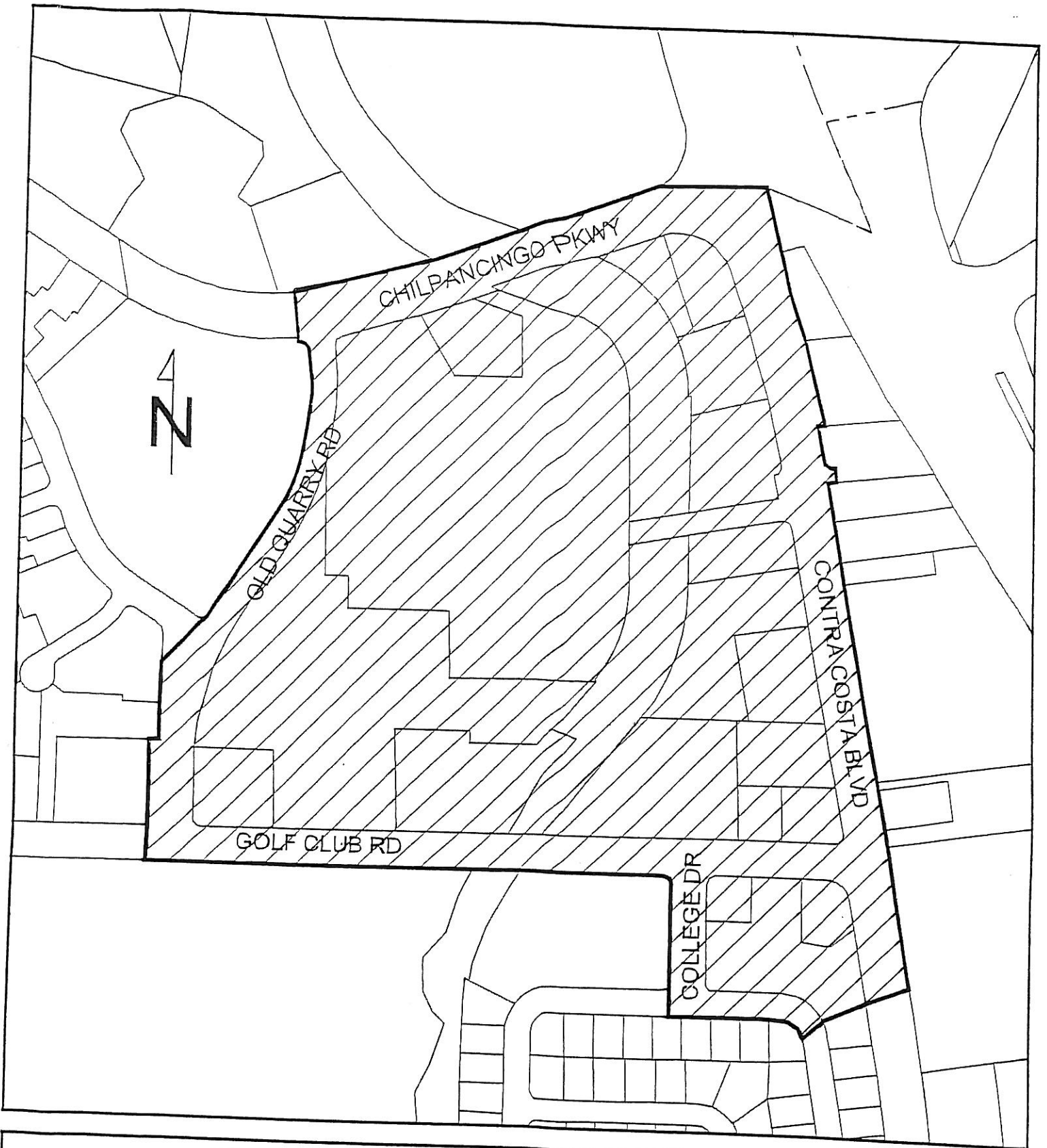
"X. DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, as follows:

| | |
|-----------------------|--------------------------------------------------------------------------------------------|
| Existing Project Area | May 21, 2017 |
| Added Area | July 5, 2031 |
| Additional Added Area | October __, 2038 (30 years from adoption of Amendment adding Additional Added Area)" |

15. Exhibit A is hereby amended by substituting the Exhibit A attached hereto in place of the existing Exhibit A.

16. Exhibit B is hereby amended by substituting the Exhibit B attached hereto in place of the existing Exhibit B.



Redevelopment Plan Map

(DVC Plaza Subarea)



Commercial / Office
Multi-Family / Open Space